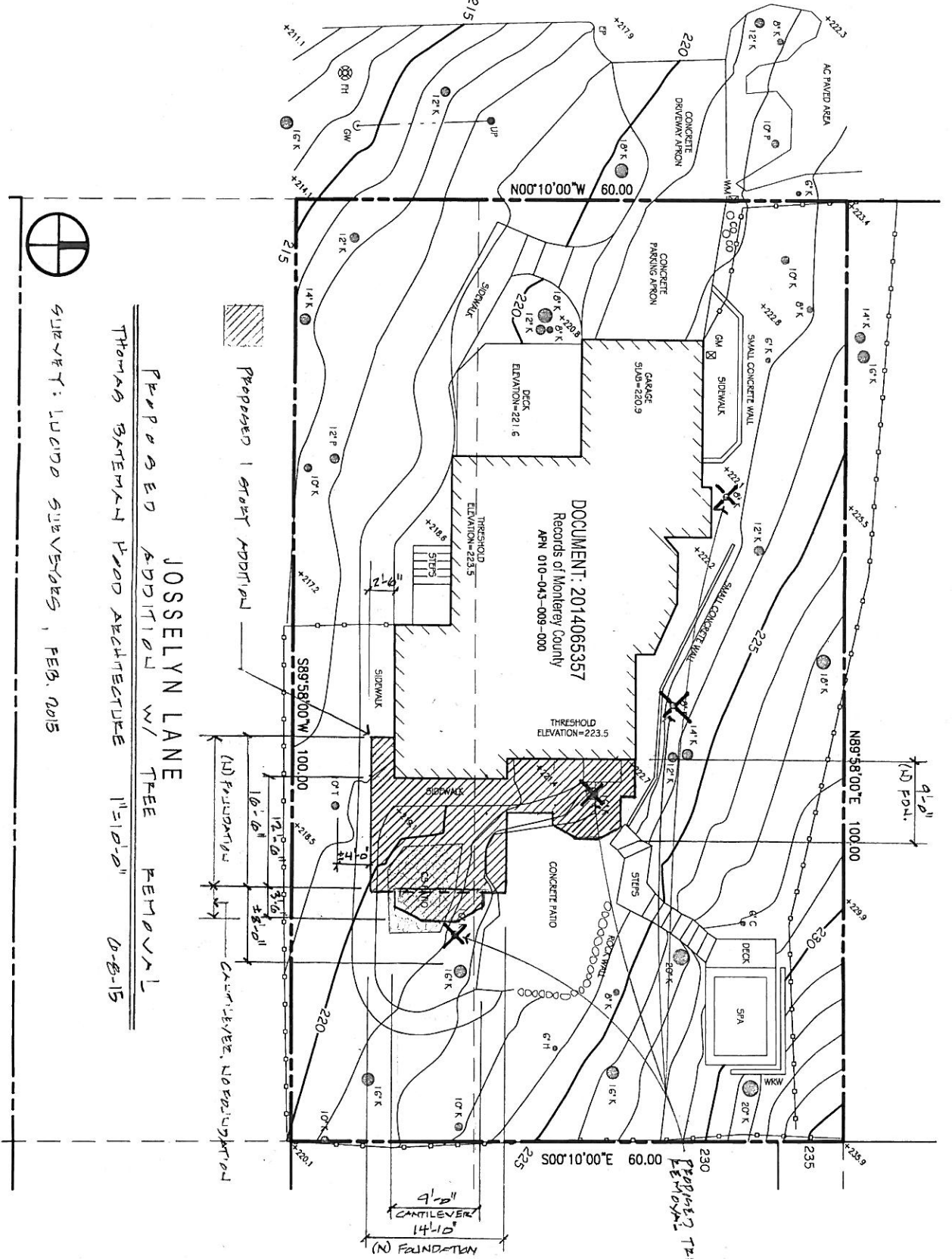


SANTA RITA STREET

(A 50 FOOT WIDE CITY STREET)



JOSSSELYN LANE
 Proposed Addition w/ Tree Removal
 THOMAS BATEMAN HOOD ARCHITECTURE
 1"=10'-0"
 0-8-15
 SURVEY: LUCIDO SURVEYORS, FEB. 2015

DOCUMENT: 2014065357
 Records of Monterey County
 APN 010-043-009-000

THOMAS BATEMAN

HOOD

ARCHITECTURE

June 9th

To: Forest and Beach Commissioners

From: Sue McCloud

Subject: Santa Lucia 3SW Rio Road

Background:

I have been working on plans to replace my front and back lawns for almost 10 years--first estimate was 2007 (but didn't have time as too much going on in the City) and then again 2013 (put on a new roof which was more urgent) and then current estimates of 27 May and 3 June.

When the estimators came this year, it was for separate estimates for the front and back as well as if done together which is much more economical.

My discussions started with Sean and have been on and off since then (see para 1 above) and at no time was I told that I needed a permit for the rear yard--all that had been said was that it was OK as it wasn't visible from the street--true and it is 293 sq. feet in exactly the same kidney shaped footprint as the lawn is at present. I have also had estimates for the 923 sq. feet in the front yard.

I met with Rob Friday 5 June to see about approval for the front yard for it is more economical to do both at the same time. That's when I learned that Barbara Livingston had asked that artificial turf be agendized for the Commission Wednesday June 10. This past Wednesday June 3, I signed a contract with a deposit for the whole project provided I had approval for the front portion as was recently done for a home on San Antonio (see para 4 below).

Facts:

1. My home is historic. On Kent Seavey's DPR form he notes that the house and landscaping are essentially the same as when it was built in 1939. I live in what was the Walker tract, the last land to be annexed to the City from the County in I think 1966. It is very different from the "birth" city in that the lots are larger (6-8,000 sq. ft. and no forest.)
2. I have photographs of what the back lawn looked like before the renovation of both the guest house and main house. The rear lawn is probably now about one sixth the size of what it was. I do need a little space where the dog can safely run in a fenced in area--the rest of the back yard is all on drip and mulched.
3. The front yard on the other hand is in a vulnerable spot in that when it rains (hopefully) the water rushes down San Carlos and turns east on Santa Lucia, while that coming down Mission is a similar quantity and turns west on Santa Lucia--the two combine and then the water rushes down the open culvert between my home and the house to the east and that then goes all the way down to Lasuen where it then flows into the Bay. The culvert and quantity of water that rushes down can come above my knees when I stand in the culvert to clear debris during a heavy rain; therefore in hard rains it overflows the lawn. In Jan 1995 it actually rolled the lawn back like a carpet the water force was so great. During the earlier drought in the 70's or early 80s' (I don't recall the exact date) my parents did put in a ground cover in the front yard but the water easily tore up the shallow rooted ground cover and then dirt and plants were washed into the culvert and down to the ocean.
4. The packet for the June 2 Council meet included the fact that a permit was given a home 3SW of Ocean on San Antonio for a front lawn as it could not be seen from the street. I would submit that my dense boxwood hedge not only shields the front lawn from view, but when you consider the speed with which drivers pass I bet that they could not tell what is on the ground in that nanosecond they might look at the house.

5. I have been forwarding regularly to Rob a number of articles of what other California cities are doing-- and there are increasingly mentions of permitting artificial turf. Some people are letting their lawns die and then they spray paint them, in fact a recent article in the Herald explained how to do just that! Technology now provides many options not made by nature that are being used for roofs, and various other major parts of buildings both inside and out.

6. Given all the above which I shared with Rob, I did ask that since he is now saying that I need a staff permit for the rear yard that he go forward with approval for the back yard, but he would not. I feel like I have no option here given all the above facts, except to continue to use water on the lawns...a sorry commentary on the drought and at a time when the Water District is offering enticing rebates to get rid of lawns!! Because of the topography and location of the culvert and the two streets that funnel water to the south, I also feel we have tried other options and that the only viable solution is real grass or artificial turf.